

# MINUTES OF THE JULY 2, 2008 DESIGN REVIEW MEETING

## **CITY OF MESA** **MINUTES OF THE** **DESIGN REVIEW BOARD** **JULY 2, 2008**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 3:30 p.m.

### MEMBERS PRESENT

Tim Nielsen - Chair  
Wendy LeSueur – Vice Chair  
Tom Bottomley  
Vince DiBella  
Craig Boswell  
Delight Clark  
Greg Lambright

### MEMBERS ABSENT

### OTHERS PRESENT

Laura Hyneman	Chad Speas
Lesley Davis	Antonio Gavarrete
Mia Lozano Helland	Mark Small
Debbie Archuleta	Clifford Wong
Jennifer Gniffke	Greg Dudku
Krissa Lucas	Bill Petrie
Joe Welliver	Martin Gatarost
Cindy Lisonbee	Andy Gibson
Veronica Gonzalez	Jerry Cor
Tim Lillo	Bob Rosenberg
Jim Canter	Jeff Guyette
Greg Link	Keith Gilbert
Pat Snyder	Hal Snow
Murray Reisman	Nick Thompson
Glenn Kennedy	Elizabeth Ohep
Marty Fifer	Dave Johnson
Tyler Watson	Gina Ortiz
Scott Neiss	Chumita Hurd
Michael Jorgensen	Dan Parior
	Others

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### 1. Work Session:

**CASE:** Telonics  
934 E Isabella

**REQUEST:** Review of 21,528 sq. ft. office warehouse building

### **DISCUSSION:**

Boardmember Craig Boswell:

- SES needs to be screened

Boardmember Vince DiBella:

- Factory finish on overhead doors is good
- Take the fluted block and turn the corner to the fence line
- Could use powder coated finish instead of paint for the blue
- Sanitation is not going to approve the trash enclosure location

Boardmember Wendy LeSueur:

- Look at doing mounding
- Provide more shrub varieties

Chair Tim Nielsen:

- Office windows should have a shade overhang

Boardmember Tom Bottomley:

- Bay doors to match concrete finish

Boardmember Greg Lambright:

- Could accent block be a different color, or be sand blasted?
- Blue color will fade, could they use a natural color and let it rust?

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**CASE:** Office/Warehouse  
610 W Jerome

**REQUEST:** Review of a 22,526 sq. ft. office warehouse building

### **DISCUSSION:**

Boardmember Vince DiBella:

- Lighting should accentuate the design

Boardmember Greg Lambright:

- The wing walls should be thicker

Boardmember Tom Bottomley:

- Rear elevation will be very flat; could they thicken some of the areas where the block changes, also on the east and west
- Design is creative and interesting

Chair Tim Nielsen:

- Show where the signage will be placed on the follow-up submittal

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**CASE:** Pollo Campero  
1008 E Southern

**REQUEST:** Review of a 2,594 sq. ft. fast food restaurant with drive-thru lane

### **DISCUSSION:**

Boardmember Vince DiBella:

- Appear to be overcompensating for the size of the building with color
- Not a lot of architecture, just a lot of color

Boardmember Delight Clark:

- Too much orange
- Should relate better to the shopping center

Boardmember Tom Bottomley:

- Corporate colors are an issue
- The dashed yellow and orange tile above the brick is too much
- The chicken tracks are signage, use a solid yellow canopy
- Tone down the colors, they will fade quickly anyway
- Soften the arch to better relate to the shopping center

Boardmember Craig Boswell:

- Agree it's all corporate signage
- Doesn't relate to the shopping center

Boardmember Greg Lambright:

- Sedona Red color clashes with the rest of the building, should be more brown

Chair Tim Nielsen:

- Arch is set-like
- Arches should be a thicker mass

Boardmember Wendy LeSueur:

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- Should have two more trees on back side of building
- Revised plan is good

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**CASE:** Chatham Medical Building  
221 S Power

**REQUEST:** Review of an 8,039 sq. ft. medical building

**DISCUSSION:**

Boardmember Vince DiBella:

- Building is nice
- Would prefer integral block

Boardmember Wendy LeSueur:

- Need an interesting landscape plan that works with the architecture of the building

Boardmember Tom Bottomley:

- Likes the way they did the material breaks and the recesses

Chair Tim Nielsen:

- Want integral block

Boardmember Greg Lambright:

- Should provide shade on east and west
- Break the plane
- Center trees to keep view but provide shade for windows
- Sandblasted split face is very nice

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**CASE:** Ellsworth Road Development Phase I  
6909 S Ellsworth

**REQUEST:** Review of six office warehouse buildings totaling 68,897 sq. ft.

### **DISCUSSION:**

Boardmember Craig Boswell:

- Does not want to see cookie cutter buildings

Boardmember Tom Bottomley:

- The areas at the top of arches is very thin, will shrink the signage also; should come down more to the windows
- Look at using both anodized bronze colors for the doors vs. the windows

Boardmember Vince DiBella:

- Nice interplay of materials
- Awnings are very thin, they could be a nice A-symmetrical façade
- Agree top element should be thicker
- Use decorative light fixtures
- Want to see examples of how they would treat the panels if glazing is not used

Boardmember Greg Lambright:

- Make shade elements on east and west deeper

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**CASE:** Assisted Living Center  
1614 N Mesa Drive

**REQUEST:** Review of a 13,000 sq. ft. assisted living facility

### **DISCUSSION:**

Boardmember Vince DiBella:

- Concerned with venting
- Dormer venting could be interesting
- Entry needs to have more impact

Boardmember Tom Bottomley:

- Tone down the pink

Boardmember Greg Lambright:

- The covered patio should span between both buildings
- Integrate the landscaping so windows are not blocked

Boardmember Wendy LeSueur:

- Do more than just paint at the entry
- Strong rhythm of windows
- Should change materials and shapes for a little more interest

Chair Tim Nielsen:

- Reveals are nice
- Could do reveals at the fascia to give it geometry



## MINUTES OF THE JULY 2, 2008 DESIGN REVIEW MEETING

**CASE:** AVB Office Max  
1209 S Ellsworth

**REQUEST:** Review of a 17,993 sq. ft. office supply store

### **DISCUSSION:**

Boardmember Tom Bottomley:

- Concerned with some of the colors
- Like the way they off-set the landscape islands

Boardmember Wendy LeSueur:

- Replace the pine trees with a different species
- Replace some of the Mesquites with Acacias and group them

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**CASE:** Southern Plaza  
SWC Southern & Extension

**REQUEST:** Review of a mixed use retail and residential project

### **DISCUSSION:**

Boardmember Tom Bottomley:

- Very creative, broken-up feel
- Likes the hierarchy
- The east elevation of the eastern garage needs to be broken-up with color
- Likes the color combination on the north elevation of the eastern garage
- Likes the pavement changes

Boardmember Greg Lambright:

- Arched bridge doesn't tie in with the architecture
- Yellow is O.K. if only very little is used
- Could do green screen fins
- Very nice

Boardmember Wendy LeSueur:

- Lots of interest
- Concerned with the yellow

Chair Tim Nielsen:

- Don't use wood lattice in the desert

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**CASE:** The Commons Lifestyle Center  
SEC Power & Elliot

**REQUEST:** Review of four shops buildings and a hotel totaling 130,788 sq. ft.

### **DISCUSSION:**

Boardmember Vince DiBella:

- Don't revise colors to be too much beige
- Some bright colors can be O.K.
- Could the tower element have glazing

Boardmember Tom Bottomley:

- Enlarge the hotel elevations; don't shrink the shops so you lose the details
- Could the hotel use the thickened sill element to create more interest; or bring up the stone a little in places on the east and south

Chair Tim Nielsen:

- More of the plans need to be the same scale

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**CASE:** Superstition Springs Bus Shelter  
1550 S Power

**REQUEST:** Review of a Bus Rapid Transit shelter

### **DISCUSSION:**

Boardmember Vince DiBella:

- How visible will the green roof be in this application?
- Will people be able to climb on the structure?
- Very concerned with how they might retrofit this if climbing or vandalism become a problem

Boardmember Tom Bottomley:

- Likes the lightness of the arch
- Likes the order of the plans, they are sculptural
- Can they replace the X frame on the corners with a moment frame
- Concerned there should be a bull nose on the seat back

Boardmember Wendy LeSueur:

- Could they do perforated panels to discourage climbing?
- Agave Parryi is not very tall, use something taller
- Structure should be lit

Chair Tim Nielsen:

- Concerned with maintenance of the plans

Boardmember Greg Lambright:

- This system is very expensive
- There will be a serious amount of weight on the roof
- Concerned with long term maintenance
- Need skateboard deterrents on the benches
- Could plant around the perimeter and not in-fill the whole thing to save weight

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### 2. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:42 p.m.

### 3. Election of new chair and vice-chair:

It was moved by Vince DiBella and seconded by Craig Boswell that Tim Nielsen be re-elected chair

Vote: 6 – 0 – 1 (Tim Nielsen not voting)

It was moved by Vince DiBella and seconded by Delight Clark that Wendy LeSueur be re-elected vice-chair

Vote: 6 – 0 – 1 Wendy LeSueur not voting

### 4. Approval of the Minutes of the June 4, and June 18, 2008 Meetings:

On a motion by Tom Bottomley seconded by Craig Boswell the Board unanimously approved the minutes as revised.

### 5. Design Review Cases:

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**CASE #: DR08-41     State Trailer Supply**

**LOCATION/ADDRESS:** 4199 East Main Street  
**REQUEST:** Approval of a commercial/retail building  
**COUNCIL DISTRICT:** District 2  
**OWNER:** D. Ray Hult Family Partnership  
**APPLICANT:** D. Ray Hult Family Partnership  
**ARCHITECT:** Terry B. Hilton, Hilton Associates Architects  
**STAFF PLANNER:** Mia Lozano-Helland

**REQUEST:** Approval of a 36,300 sq. ft. commercial/retail building

**SUMMARY:** Staff member Mia Lozano-Helland explained the revisions, which were submitted June 30<sup>th</sup> after the packets were distributed. Brent Hilton represented the case and stated the owner wanted to keep the colors to match his many other buildings.

Boardmember Tom Bottomley confirmed there were three different shades of gray, and the panels recede back 2". He thought there were too many canopies. The canopies were no longer an accent. He suggested using a ladder truss. He thought the lights should be a lower, pedestrian level. He wondered if they could support the canopies with tube steel from below rather than from above. He thought the light fixtures should be modern and streamlined. He thought the glass block element should be square. He also suggested using smooth reflective glass instead of the glass block.

Boardmember Vince DiBella confirmed the darker shade was recessed and the truss element was attached to the building. He thought the light fixtures were a problem and should be decorative. He agreed there were too many canopies. There appeared to be no logic to the block work. He thought they should eliminate the lowest canopies and bring up the block pattern. He thought there should be more tiebacks at trusses. Need to provide shade.

Boardmember Greg Lambright agreed they should eliminate the lower canopies. He thought the remaining canopies should provide shade. He thought the canopies should have nice detailing.

Chair Tim Nielsen thought the entry piece should provide shade. He suggested something solid or perforated metal. Maybe something more interesting instead of the struts. He also thought they should work with the modules of the block to create more interest.

Boardmember Wendy LeSueur did not think the glass block was helping the building.

**MOTION:** It was moved by Vince DiBella and seconded by Wendy LeSueur that DR08-41 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for

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review and approval at least one week prior to submitting construction documents to the Building Safety Division:

- a. Provide wrought iron fencing in place of chain link for the propane and dump station.
- b. Provide a ratio of 20 shrubs per 100 linear feet in areas that are visible from the public parking in the south property line landscape setback.
- c. **Provide a more modern exterior light fixture that adds design interest for review and approval by Design Review staff. Standard wall packs will not be approved.**
- d. Provide product manufacturer and color details for 'glazed CMU' used in accent bands.
- e. All CMU block to be integral color, not painted.
- f. **Remove the lower canopies.**
- g. **Look at reducing the number of struts supporting canopies; emphasize the design.**
- h. **Lower the light fixtures.**
- i. **Rework the masonry elements to provide secondary patterns.**
- j. **Glass block size, proportion and shape need to be more integrated with the design of the building; or eliminate them.**
- k. **Provide real shade at entry and detach entry piece.**
- l. **Eliminate diagonal truss; use a ladder truss.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 7 – 0

**CASE #: DR08-47 In-N-Out**

**LOCATION/ADDRESS:** 1342 South Alma School Road  
**P&Z/DRB REQUEST:** Design Review Board Approval of Pad 2  
**PURPOSE:** To allow the development of a new Pad building (IN-N-OUT)  
**COUNCIL DISTRICT:** District 3  
**OWNER:** Macerich Fiesta Mall, LLC., c/o Macerich Westcor Property Group  
**APPLICANT:** In-N-Out Burger – Keith Gilbert  
**ARCHITECT:** Greenberg Farrow – Douglas S. Couper  
**ENGINEER:** Evans, Kuhn & Associates, Inc. – George Leon Evans Jr.  
**STAFF PLANNER:** Jennifer Gniffke

**REQUEST:** Approval of a 3,350 sq. ft. fast food restaurant with drive-thru and outdoor ramadas

**SUMMARY:** This case was removed from the consent agenda.

Boardmember Tom Bottomley did not want palm trees on the awnings. He thought the recessed squares should be red or a darker shade than the main body color; the windows should be recessed; the sign element was too close to the top of the tower; the stucco needed a channel screed, and he wanted full louvered doors for the SES. He thought the LED should not be used on the split faced elements. He confirmed the trash enclosure gates would be 8'.

**MOTION:** It was moved by Tom Bottomley and seconded by Delight Clark that DR08-47 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
  - a. **Remove the palm tree detail from awnings.**
  - b. **Eliminate LED from split-face**
  - c. **Lower sign at tower to match proportion of signs over the entrances**
  - d. **Create contrast in the square recess accents in the stucco by painting red or the opposing beige/tan color.**
  - e. **Co-ordinate with SRP on doors; use louvers if possible**
  - f. **Trash enclosure gates to be 8'.**
2. Monument signs require Design Review approval prior to submittal for a sign permit.
3. Provide bicycle parking.
4. Compliance with all City development codes and regulations.
5. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
6. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
7. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less



than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*

8. Fire risers, building downspouts and roof access ladders are to be located within the building.
9. Provide two half-size color elevations showing compliance with the conditions of approval for this case to Design Review staff prior to submitting a building permit application.

**VOTE:** Passed 7 – 0

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**CASE #: DR08-48    Center Street**  
**LOCATION/ADDRESS:** 2304 N. Center  
**REQUEST:** Approval of a 28,891 sq. ft. multi-tenant commercial/industrial building  
**COUNCIL DISTRICT:** District 1  
**OWNER:** Joe Boyle  
**APPLICANT:** Joseph Diemer  
**ARCHITECT:** Joseph Diemer  
**STAFF PLANNER:** Joe Welliver

**REQUEST:** Approval of a 28,891 sq. ft. multi-tenant commercial/industrial building

**SUMMARY:** Joe Diemer and Joe Boyle represented the case.

Boardmember Tom Bottomley was concerned with the stripes, and using three colors on the top of the parapet. He thought the truss element was weak. He suggested using a different type of block but not a darker color. He suggested using split face in a 4" block and an 8" block.

Boardmember Vince DiBella did not want the painted red bands. He suggested using a smooth block instead. Only keep the red at the wainscot.

Chair Tim Nielsen thought the problem was the stripiness of the building.

**MOTION:** It was moved by Tom Bottomley and seconded by Greg Lambright that DR08-48 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Provide a color schedule with paint to be used if other than Frazee paint listed in this Staff Report.
  - b. Provide landscaping foundation base equivalent to 10% of the length at northern elevation of building.
  - c. S.E.S., which face a street or public parking, shall be recessed or screened.
  - d. **Revise the two top red horizontal bands with 8" split face for the lower band and 4" split face for the higher band and paint "Cinnamon Spice" Frazee 8245M.**
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less

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than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*

6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised landscaping plans showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 7 – 0

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**CASE #: DR08-49    Expansion of a retail/service building**

**LOCATION/ADDRESS:** 310 North Val Vista Drive

**REQUEST:** Approval for a 5,205 sq. ft. expansion of an existing retail service building

**COUNCIL DISTRICT:** District 2

**OWNER:** Dave Johnson

**APPLICANT:** Thomas D. Bohlen, Oracle Architecture and Planning

**ARCHITECT:** Thomas D. Bohlen, Oracle Architecture and Planning

**STAFF PLANNER:** Krissa Lucas

**REQUEST:** Approval of a 5,205 sq. ft. expansion of an existing building

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Vince DiBella and seconded by Tom Bottomley that DR08-49 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Compliance with all conditions of approval for BA08-020, including the following:
    - i. Provide a minimum five-feet (5') foundation base adjacent to the north building elevation of the addition, per Condition #4 of BA08-020;
    - ii. Provide a rounded foundation base measuring nine-feet (9') in width adjacent to the southwest corner of the building addition, and measuring three-feet (3') in width adjacent to the northwest corner of the building addition, as depicted in Exhibit A provided by staff, per Condition #3 of BA08-020;
    - iii. The number of parking spaces shall comply with current Code requirements, per Condition #5 of BA08-020; and
    - iv. The use of the proposed addition shall comply with current Code requirements, which excludes warehousing, per Condition #6 of BA08-020.
  - b. Provide details of the trash and refuse enclosure. Staff to review and approve.
  - c. Administrative review and approval by the Zoning Administration staff to allow for minor modifications to the site plan following the approval of BA08-020.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material

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located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*

6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 7 – 0

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### **CASE #: DR08-50 Wright Metal**

**LOCATION/ADDRESS:** 3845 N Higley  
**REQUEST:** Approval of a 14,520 sq. ft. office warehouse  
**COUNCIL DISTRICT:** District 5  
**OWNER:** Steve Wright  
**APPLICANT:** Bill Petrie  
**ARCHITECT:** Dan Brock  
**STAFF PLANNER:** Joe Welliver

**REQUEST:** Approval of a 14,520 sq. ft. office warehouse

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Vince DiBella and seconded by Tom Bottomley that DR08-50 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 7 – 0

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**CASE #: DR08-51 Penny's Corner**

**LOCATION/ADDRESS:** 1210 E Southern Avenue  
**REQUEST:** Approval of a 9,205 sq. ft. financial and motor vehicle registration Services building  
**COUNCIL DISTRICT:** District 4  
**OWNER:** Barry Shack Second City Financial  
**APPLICANT:** Gerald Cook  
**ARCHITECT:** Gerald Cook  
**STAFF PLANNER:** Cindy Lisonbee

**REQUEST:** Approval of a 9,205 sq. ft. financial and motor vehicle registration services building

**SUMMARY:** This case was removed from the consent agenda.

Boardmember Tom Bottomley thought the orange was too bright and the colors did not work well together. The applicant suggested using Dunn Edwards Cherry Cola or a similar color in place of the orange. Boardmember Bottomley thought the Cherry Cola could be a good choice; however he thought they need to revise the blue to work with the Cherry Cola. Boardmember Bottomley was concerned with the material transition. He thought the darker area of the west elevation should come down a foot and a half and come out a few inches. He also thought the north and east elevations should look more like the west elevation.

Boardmember Wendy LeSueur thought the support columns looked too thin.

Boardmember Greg Lambright thought the north elevation seemed awkward. He suggested they carry the block from the west around to the north. He also suggested they do a 4" change in plane, and carry the darker block around three quarters of the way on the north elevation.

**MOTION:** It was moved by Tom Bottomley and seconded by Greg Lambright that DR08-51 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
  - a. **Replace the orange color with Dunn Edwards Cherry Cola or a similar rusty red.**
  - b. **Perforated panel to be held back a minimum of 4" from cmu wall faces on either end.**
  - c. **Revise the blue color to work with the darker red color selected.**
  - d. **The block pattern on the north and east elevations to be wrapped and off-set 4" in an A-symmetrical pattern approximately by three quarters of the way across the north elevation.**
  - e. **Lower the lighter block color approximately 12" to 16" at the top of the building on the west and north elevations to create a nicer proportion.**
2. Compliance with all City development codes and regulations.

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3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 7 – 0



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### **CASE #: DR08-52 Dutch Brothers Coffee**

**LOCATION/ADDRESS:** 1960 East McKellips Road  
**REQUEST:** Approval of a 380 sq. ft. drive-thru coffee shop  
**COUNCIL DISTRICT:** District 1  
**OWNER:** Murray Reisman  
**APPLICANT:** Antonio Gavarrete  
**ARCHITECT:** Michael Fries  
**STAFF PLANNER:** Mia Lozano-Helland

**REQUEST:** Approval of a 380 sq. ft. drive-thru coffee shop

**SUMMARY:** This case was removed from the consent agenda.

Boardmember Tom Bottomley was concerned that the building is so small on such a prominent corner. He thought the building should have more mass so it wouldn't look like a kiosk. He was also concerned with the signage and the way the windmill was centered in the gable element. He thought the signage should be grouped instead of spread out. He thought the roof should have more mass. The applicants stated there would be a lot of mechanical equipment on the roof. Boardmember Bottomley suggested the roof be extended if it was possible.

Boardmember Vince DiBella stated this was a leftover property. He thought the extended patio worked nicely with the landscaping. He stated the applicants had done what the Board asked them to do at the June 'work session'.

Bob Rosenberg, the owner of the shopping center then spoke and stated that as of this date there was no ingress/egress agreement with the proposed development and the shopping center.

**MOTION:** It was moved by Tom Bottomley and seconded by Vince DiBella that DR08-52 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Compliance with all requirements and conditions of approval of a Development Incentive Permit.
  - b. Review and approval of final Board of Adjustments approved site and landscape plan by Design Review staff.
  - c. Provide screening for wall mounted SES and meter located on west elevation to be reviewed and approved by Design Review staff.
  - d. Provide paint color details for parking screen wall, trash enclosure and gate.
  - e. Provide a 2' concrete ribbon along exterior building where adjacent to drive-thru lane.
  - f. Review and approval of any future monument sign by Design Review staff.
  - g. **Eliminate the parapet element over the canopy that extends over the east windows.**
  - h. **Group the signage. The number and square footage must comply with Chapter 19 of the Zoning Ordinance.**

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- i. **Look at extending the blue roof out to the ends if the mechanical unit placement allows.**
  - j. **Thicken the fascia in the gable.**
  - k. **Lighten the cream color in the gable ends.**
  - l. **Paint the meter panel and mechanical to match the main building not the blue.**
  - m. **Option to change the columns to be clad in cmu if the applicant chooses.**
- 2. Compliance with all City development codes and regulations.
  - 3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
  - 4. Provide documentation of a cross-access agreement with the adjacent shopping center with construction documents submitted to Building Safety.
  - 5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
  - 6. Fire risers, building downspouts and roof access ladders are to be located within the building.
  - 7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 7 – 0

## MINUTES OF THE JULY 2, 2008 DESIGN REVIEW BOARD

**CASE #: DR08-53 Fry's Fuel Center**

**LOCATION/ADDRESS:** 560 W. Baseline

**REQUEST:** Approval of a fuel facility with a 5,418 sq. ft. canopy and a 176 sq. ft. kiosk

**COUNCIL DISTRICT:** District 3

**OWNER:** Fry's Food Stores of Arizona

**APPLICANT:** Elizabeth Ohep

**ARCHITECT:** Tait Associates

**STAFF PLANNER:** Joy Spezeski  
Lesley Davis

**REQUEST:** Approval of a 5,418 sq. ft. gas canopy and a 176 sq. ft. kiosk

**SUMMARY:** This case was removed from the consent agenda.

Boardmember Craig Boswell abstained.

Boardmember Tom Bottomley thought there was too much beige. He suggested they play off the black in the pumps and signs and paint the bollards, columns, mullions and possibly the doors, black. He also thought the red color should be a deeper, rustier shade.

**MOTION:** It was moved by Tom Bottomley and seconded by Delight Clark that DR08-53 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division:
  - a. Electrical equipment must be screened or recessed to comply with §11-15-4.
  - b. Vending Machines and Ice Machine to be screened. Design Review Staff to review and approve screening method.
  - c. **Revise the color on the columns, bollards and doors to complement the Fry's, in a darker color than the block. Possibly a deeper red.**
2. A maximum of two vending machines and one ice machine is allowed on the site. No other outdoor storage is allowed.
3. Landscape islands shall contain at least one (1) tree and three (3) shrubs.
4. Landscaping is to be provided in the pre-cast concrete planter pots. Drip irrigation is to be installed to the pre-cast concrete planter pots.
5. Provide pavers, brick, and/or concrete foundation base as required by §11-15-3-C
6. Replace all dead/dying landscaping prior to permit application.
7. Compliance with all City development codes and regulations.
8. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
9. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
10. All attached and detached signs for the site shall comply with the Comprehensive Sign Plan approved for the northeast corner of Baseline Road and Vineyard Streets,

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Case ZA98-99 unless modifications to the plan are approved by the Board of Adjustment.

11. Review and approval of a Special Use Permit for gas pumps by the Board of Adjustment.
12. Review and approval of a Substantial Conformance Improvement Permit by the Board of Adjustment.
13. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
14. Fire risers, building downspouts and roof access ladders are to be located within the building.
15. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 6 – 0 – 1 (Boardmember Boswell abstained)

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### Appeals:

None

### Other Business:

#### 1. Review signage for Riverview Nissan

Staff member Lesley Davis explained that per a condition of approval for case number DR06-13 the Design Review Board needed to review the signage for the Riverview Nissan.

Chair Tim Nielsen confirmed they were proposing the standard national sign package for Nissan.

Boardmember Craig Boswell confirmed the signs did not match Riverview; however, they did match the Nissan building.

Boardmember Tom Bottomley liked the red on the sign and agreed it went with the building.

It was moved by Craig Boswell and seconded by Tom Bottomley that:

The sign package be approved as submitted.

Vote: 7 – 0

Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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